

RFI Response

Register Reference: SD22A/0039

Item 1.

The Planning Authority has concerns in regard to the overall height, form and design of the proposed development and the associated impact on existing residential and visual amenities in the area.

In this regard, the applicant is requested to address the following requirements of the Planning Authority;

- (a) A reduction in the height of the proposed dwellings to a maximum of 3 storeys;
- (b) Reconfiguration of Unit No. 1 and No. 22 to provide a frontage/ entrance onto Whitechurch Road.

The proposed boundary treatment along this boundary should be revised to provide a privacy strip behind a low wall, hedge or railings until where it meets the rear private amenity space behind the dwellings along this boundary.

- (c) Reconsideration of the proposed materials and finishes, having regard predominant building palette in the area especially the neighbouring Protected Structure and the adjoining ACA. A greater variance in materials across elevations (particularly the rear elevations) and house types should also be considered.

A full set of revised drawings should be submitted. This includes a revised proposed site layout that includes proposed site levels.

BBA Response

- (a) The properties were designed to be 3 storey properties with a private terrace at roof level. However, having taken onboard the comments from the council we have entirely redesigned the roof level of the properties. This has the benefit of reducing visual impact and reducing the overall mass at roof level. We have also removed most roof lights of the rear roofs, with the exception of units 1 and 22 which require natural light and ventilation to bedrooms at attic level. The result is the look of a traditional pitched roof with the roof clad in black tile/slate materials.



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This design change has been achieved by setting back the previously vertical roof line from the gable face of the buildings and applying a 9-degree angle to the roof walls. The same angle was also applied to the area of the roof which faces the front of the houses.

The glazed patio doors/ windows which provided access to the private amenity space at this level have been removed, the one access door that remains will be cladded in the same material as the proposed roof finish in such a way that it blends with the overall roof surface.

The proposed dwellings are 3 storey houses. They benefit from an access via the roof space to a private amenity space area, which provides a high quality natural light exposure and adequate supervision of the parking, footpaths and centralized public open space areas within the development. The overall Roof height of tallest homes under this submission is 12.26m

The following are the heights of 3 storey properties that have been granted in South Dublin CC /DLRCoCO / Wicklow County Council previously.

Marianella - Rathgar

3 storey Semi Detached Houses – Ridge Height **12.2m**



Pic 1 – 3 storey Semi Detached Houses - Source – Google Images

Albany – Killiney

3 storey Houses – Ridge Height **11.32m**



Pic 2 – 3 storey Semi Detached Houses - Source – Google Images

Pic 7 – 3 storey Houses - Source – Google Images



Pic 3 – 3 storey Houses - Source – Google Images



The Terrace - Foxrock

3 storey Terrace Houses - Ridge Height **11.95m**



Pic 4 – 3 storey Terrace Houses - Source – Google Images

Mariavilla – Maynooth

3 storey Houses - Ridge Height **12.65m**



Pic 5 – Source – Google Images



Pic 6 – Source – Google Images

Bellingsmore – Dublin 15

3 storey Houses – Ridge Height **11.19m**



Pic 7 – 3 storey Houses - Source – Google Images

Latouche Cove Development – Greystones

3 storey houses with roof terrace – Ridge Height **13,25m**



Pic 8 – Source – Google Images



Pic 9 – Source – Google Images



Pic 10 – Source – Google Images



Pic 11 – Source – Google Images

As you can see the overall height of the proposed structures is in line with and in some cases lower than other similar 3 storey developments with traditional pitched roofs.

(b) Units 1 and 22 have been redesigned to address the Local Authority's concerns in the following manner:

- Front entrance to both dwellings has been moved to the western facing elevations facing Whitechurch Road, providing these units with appropriate dual frontage and improving the framing and interface between Whitechurch Road and the proposed development. Please refer to BBA drawing Nos. D-0122-RFI-HTA-A1-A2-201, D-0122-RFI-HTA-A1-A2-300, D-0122-RFI-HTB-200, D-0122-RFI-HTB-300 and D-122-PL-SS-500 for further details.
- A low-level boundary wall clad in stone, with railings above is provided along the front of units 1 and 22 up to the rear private amenity space behind the dwellings, this way providing a privacy strip between the public footpath and proposed dwellings. Please refer to BBA drawing Nos. D-122-PL-SS-500 and D-122-RFI-SL-104 for further details.
- Reduction in height of units closest to Whitechurch Road (units 1 and 22) to reduce visual impact on existing streetscape.

(c) All proposed external finishes have been reconsidered and revised under the advice and supervision of David Slattery Conservation Architects. Brick and render colours have been changed, together with roof design and respective materials, to provide a palette of materials more in context with the neighbouring Protected Structure and the adjoining ACA.

The same materials are used throughout the proposed development, however, applied in different areas in different house types, to provide a balance between greater variance and overall unified design.

2. House No. 8's private garden space wraps around the rear and side, and to the front, of the dwelling. The CDP states that private open space should be located behind the front building line of the house and be designed to provide for adequate private amenity. It would also be preferable that this space was more combined for usability. The applicant is requested to submit a revised layout for House No.8 so that a more combined area of private amenity space is provided behind the front building line of the dwelling.

Both unit 8 and its associated private open space in the garden have been redesigned and adjusted to improve adequate private amenity space to the rear of the dwelling. The overall depth / footprint of the dwelling has been reduced by approximately 1.4m and compensated by redesigning the eastern element of the dwelling. This allows for an extra 1.4m depth and approximately 8m² of private amenity space in this area. The location of the rear garden fences separating units 7 and 8 have also been adjusted to create a higher quality, more usable private amenity space. Please refer to BBA drawing No. D-122-RFI-SL-104 for further details.